

DIVISION 1. GENERAL PROVISIONS

CHAPTER 1. INTRODUCTORY PROVISIONS

Section EV1.0101 Citation

This ordinance shall be known as the "East Valley Corridor Specific Plan" of the San Bernardino County Development Code, the City of Redlands Zoning Ordinance, and the City of Loma Linda Zoning Ordinance. It shall be sufficient to refer to said ordinance as the "East Valley Corridor Specific Plan" in any prosecution for the violation of any provision thereof, and it shall also be sufficient to designate any ordinance adding to, amending or repealing said ordinance as an addition or amendment to or repeal of said "East Valley Corridor Specific Plan".

Section EV1.0105 Intent

The East Valley Corridor Specific Plan text contains detailed land use regulations to guide growth and development within the communities and area included in the East Valley Corridor planning area. The Plan is based on findings and determinations made by the County Board of Supervisors, the Redlands City Council, and the Loma Linda City Council concerning the future size, shape and character of the communities. The Plan also contains maps which:

- (a) Delineate land use designations, the circulation network, and known hazards to public health and safety on portions of the General Plan maps of the three jurisdictions; and
- (b) Establish a Land Use District designation for each parcel, and Overlay District designations where required, on the Specific Plan maps.

Section EV1.0110 Authority for Specific Plan

The East Valley Corridor Specific Plan is adopted as ordinance by the County of San Bernardino, the City of Loma Linda, and the City of Redlands pursuant to the provisions of California Government Code Sections 65450 et. seq. The law authorizes cities and counties to prepare and adopt specific plans for portions of their areas of jurisdiction as a means to systematically implement the General Plan.

Section EV1.0115 Consistency with General Plans

Each jurisdiction adopting this Specific Plan shall ensure that the Plan is consistent with its General Plan. Inconsistency with one jurisdiction's General Plan shall not affect the validity of the Specific Plan in the other jurisdictions.

Section EV1.0120 Minimum Requirements

The provisions of the East Valley Corridor Specific Plan constitute minimum requirements. The County of San Bernardino, City of Redlands and City of Loma Linda may establish more stringent requirements within their jurisdictions where it is deemed necessary.

Section EV1.0125 Effect of Specific Plan on Past Actions and Obligations

Neither the adoption of the East Valley Corridor Specific Plan nor the repeal hereby of any ordinance shall in any manner affect the prosecution of a violation of any ordinance, when such violation was committed prior to the effective date thereof; nor shall either be construed as a waiver of any permit, license fee, charge or penalty which was required or due and unpaid under such ordinance at said effective dates. This shall not be construed as affecting any of the provisions of such ordinance relating to the collection of any such fee, charge or penalty or the penal provisions applicable to any violation thereof, required to be posted, filed, or deposited pursuant to any ordinance, and all rights and obligations appertaining thereunder, shall continue in full force and effect.

Section EV1.0130 Pending Action or Accrued Rights not Affected

- (a) No action or procedure approved prior to the effective date of the East Valley Corridor Specific Plan, and no right accrued thereby, shall be affected by the provisions of this Plan. However, all applications approved after the effective date of the Specific Plan therein shall conform to the provisions of this Plan.
- (b) Similarly, all Planned Developments and Specific Plans approved before the East Valley Corridor Specific Plan takes effect shall be and remain in full force and effect, and the property covered thereby can in all respects be developed as provided in such previously approved planned development or specific plan. Although all procedures thereafter with respect to such property shall conform to this Specific Plan, the standards for development of such property shall in all respects be those set forth in the approved Planned Development or Specific Plan that were applicable without regard to this Plan, which shall not apply to such property. If a previously approved Planned Development or Specific Plan is revoked, future development of the property covered thereby shall in all respects be governed by the Specific Plan. Should any conditionally approved Planned Development or Specific Plan be proposed for amendment, the adopted development standards and conditions of approval shall be applicable without regard to this Plan if the amendment constitutes only minor revisions to conditions of approval, design or land use within the project and does not significantly increase environmental impact. If the proposed amendment to the approved Planned Development or Specific Plan would result in other than minor revisions to conditions of approval, design or land use, or would result in a significant increase in environmental impacts, those proposed amendments would be subject to the applicable development standards, requirements and regulations of the Specific Plan.

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Section EV1.0135 Effect of Headings

The Division, Chapter, Section and Subsection headings contained in this Plan shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of any Division, Chapter, Section or Subsection of this Plan.

Section EV1.0140 Section Numbers

In reading section numbers from left to right, the first two letters shall designate the Specific Plan; the next digit or digits to the right of the letters shall designate the Division within the Specific Plan. The first two digits to the right of the decimal point shall designate the Chapter. The remaining digits indicate the Section number. For example, Section EV1.0140 designates Section 40, Chapter 1, Division 1 of the East Valley Corridor Specific Plan.

Section EV1.0145 District Area Requirements

- (a) Where it is desirable to limit the density within a land use district that provides for multiple family residential use types, a figure following the district designation shall mean the total net lot area per dwelling unit. For example, Multiple Family Residential-1500 means a minimum of 1500 square feet of net lot area shall be provided per unit in the Multiple Family Residential District.
- (b) The number of units allowed on a parcel located in a multiple family land use district which specifies the total net lot area per dwelling unit shall be calculated by dividing the total net area of the lot in square feet by the figure after the district designation. Fractional units of 50% (.50) or greater shall be rounded up to the next highest number.

Section EV1.0150 Validity

If any section, subsection, sentence, clause, phrase, or portion of the East Valley Corridor Specific Plan is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, this decision shall not effect the validity of the remaining portions of this Plan.

Section EV1.0155 Words and Phrases - How Construed

Words and phrases are to be construed according to the context and the approved usage

of the language, but technical words and phrases, and such others as may have acquired a peculiar and appropriate meaning in law, County or City Codes, or are specifically defined by sections of this Plan, are to be construed according to such peculiar and appropriate meanings or definitions.

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Section EV1.0160 Interpretation

Unless otherwise provided, any ambiguity concerning the content or application of the East Valley Corridor Specific Plan shall be resolved by the Planning Commission of jurisdiction.

Section EV1.0170 Area of East Valley Corridor Specific Plan

The East Valley Corridor Specific Plan area is described as all property within the perimeter boundary delineated on the Specific Plan Land Use and Overlay District Maps, attached hereto and incorporated herein by reference, as though fully set forth herein. The area includes the following San Bernardino Base and Meridian Township portions:

Township I South Range 4 West	Portions of Sections 23, 24, 25 and 26
Township 1 South Range 3 West	Sections 19, 20, 29 and portions of Sections 16, 17, 18, 21, 28 and 30

CHAPTER 2. RELATIONSHIP TO LAND USE REGULATIONS

Section EV1.0201 Land Use Ordinances Defined

The foundations for all land use regulations adopted for the Specific Plan area include Title 8 of the San Bernardino County Code, Development Code; Title 18 of the Redlands Municipal Code, Land Use Zoning Ordinance; and Title 17 of the Loma Linda Municipal Code, Land Use Development Code.

Section EV1.0205 Specific Plan as Amendment to General Plans

- (a) The East Valley Corridor Specific Plan maps cover portions of the unincorporated area of San Bernardino County, the City of Redlands, and the City of Loma Linda.
- (b) The General Plan of each jurisdiction shall be updated along with the adoption of this Specific Plan by separate action of each jurisdiction to amend its General Plan to reflect the map and related policies identified in this Plan.

Section EV1.0210 Effect on Previous Zone Districts

Upon the effective date of the East Valley Corridor Specific Plan, the land use regulations, including official land use maps contained in the zoning ordinances of San Bernardino County, the City of Redlands, and the City of Loma Linda, are hereby deleted in the area covered by the East Valley Corridor Specific Plan.

Section EV1.0215 Regulatory Effects

- (a) The Land Use Ordinances of the County of San Bernardino, the City of Redlands, and the City of Loma Linda contain land use regulations and procedures necessary to implement this Plan. Those areas included in the Plan within each of these jurisdictions are subject to regulatory provisions of the corresponding Ordinance.
- (b) Any violation of any provision of this Specific Plan shall be punishable pursuant to the provisions of the Land Use Ordinance adopted by the agency of jurisdiction.
- (c) Variances from this Specific Plan may be obtained by methods authorized in and by the Land Use Ordinance adopted by the agency of jurisdiction.
- (d) The continuation or alteration of non-conforming uses shall be regulated by the applicable provisions of the Land Use Ordinance adopted by the agency of jurisdiction.

CHAPTER 3. APPLICATION PROCESSING PROCEDURES

Section EV1.0301 Intent

It is the intent of the East Valley Corridor Specific Plan to streamline the development review process where possible by utilizing existing application processing procedures adopted in the Land Use Ordinance of each jurisdiction.

Section EV1.0305 Procedure

- (a) The County of San Bernardino, the City of Redlands, and the City of Loma Linda shall each have the authority to review development applications within their area of jurisdiction, to ensure compliance with the California Environmental Quality Act, the applicable Land Use Ordinance, and the standards and provisions of this Specific Plan.
- (b) For the purposes of this Section, development applications shall include any land subdivision, conditional use permit or site approval, deviation or variance, lot line adjustment, alteration to a nonconforming use, residential project, mobilehome park, or other discretionary land use application type which does not involve changes to the Specific Plan maps or text.
- (c) Land use decisions made in each jurisdiction shall be appealed under that jurisdiction's appeal procedures. Exhaustion of those procedures constitutes a final decision from which no appeal shall be available to the other jurisdictions or to any body created to implement or give advice regarding this Specific Plan.
- (d) Any development project approved for any property within the East Valley Corridor Specific Plan shall conform to all applicable development and design standards contained within this Specific Plan, except as provided in Section EV1.0130. Applicable development standards contained within this Plan shall supersede any conflicting standards set forth within any other Land Use Ordinance adopted for this area.
- (e) Environmental review for all development applications in the Specific Plan area shall be conducted with reference to the program Environmental Impact Report (EIR) prepared for the Specific Plan (SCH# 87091408), and shall require project-specific mitigation measures recommended by the EIR as necessary.

Section EV1.0310 Review of fiscal impacts on infrastructure and public services.

- (a) All development projects will submit, as part of the application package a descriptive summary of the project's locational relationship to existing infrastructure and services, and preliminary information regarding its potential impact on them.

Infrastructure and public services considered may include, but are not limited to:

- (1) Water supply and distribution.
- (2) Sewers.
- (3) Storm drain facilities.
- (4) Fire protection.
- (5) Police protection.
- (6) Schools.
- (7) Parks.
- (8) Libraries.
- (9) Other general public services.

The specific types of infrastructure and services to be reviewed shall be determined by each individual city or county.

- (b) If review of the preliminary information provided indicates that providing adequate infrastructure or public services may require additional funding from public agencies beyond normal service costs, the applicant will be required to prepare a Fiscal Impact Analysis.
- (c) The Fiscal Impact Analysis shall further evaluate and quantify the identified fiscal impacts, including costs and revenues generated, and shall propose means for mitigating any negative impacts, including the provision of infrastructure at the developer's expense.

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- (d) Those projects that are found to have a significant negative fiscal impact which are not mitigated may still be allowed to develop if the County/City of jurisdiction finds that the employment generating or other economic benefits of the project outweigh the project's fiscal impacts on infrastructure and public services.

CHAPTER 4. PLANNED DEVELOPMENT PROCEDURES

Section EV1.0401 General Provisions

(a) Planned Development Defined

A Planned Development is a large, integrated development consisting of commercial, industrial or administrative/professional uses, or a mixture of such uses and associated ancillary uses and structures, that is located within one or more development envelopes as defined in this Section.

(b) Development Envelopes Defined

(1) Within the East Valley Corridor Planned Development District, certain areas have been designated as Development Envelopes. Development Envelopes are areas with common constraints and development opportunities, and constitute the minimum area which must be planned as a single unit. A developer may combine two or more Development Envelopes to plan for a larger area within a single Planned Development, provided that all parcels are contiguous or separated only by a road, right-of-way or easement. Planned Development Envelopes are shown in Figure 1-1.

(2) Any Planned Development (PD) application filed within a Development Envelope must address the development of all property within that Development Envelope. Provided, however, that approval of the Planned Development shall be limited to approval of a Concept Plan in accordance with Section EV1.0405 unless the applicant for the PD is the property owner of record for the entire Development Envelope.

(c) Phasing

In a phased development, safeguards shall be required in the form of easements or bonds or other commitments for open space requirements that will protect the integrity of the total project.

(d) Subdivision

When a tentative subdivision map is filed with a planned development project, prior to recordation of the final subdivision map, the following items shall be filed with the appropriate agency:

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- (1) Documentation of easements, covenants, deeds and Property-Owner Association by-laws, restrictions and articles of incorporation.
- (2) Sureties and performance bonds covering open space areas, dedicated public improvements, and other items as determined by the reviewing authority. The amount of the performance bonds shall be reviewed annually by the appropriate agency.

Section EV1.0405 Planned Development Applications

A Planned Development may be submitted in the form of a detailed site plan combining the concept and development stages into a single process; or the PD may be submitted in stages depending on the degree of project design or land use commitment desired by the applicant or the reviewing agency. The stages of the PD process are as follows:

(a) Concept Plan

(1) Concept Plan Defined

The Concept Plan functions as a development suitability analysis and land use plan which identifies development opportunities and constraints within the Development Envelope, including physical characteristics, public services and facilities, capacity of the circulation system, and existing or planned uses of adjacent properties. The intent of the Concept Plan is to establish limits, parameters, and planning objectives to guide development based on the identified development constraints and opportunities.

(2) Concept Plan Requirements

The Concept Plan shall provide information on the following issues:

- (A) The location, boundaries and acreages of the general land use types proposed within the Development Envelope, including open space.
- (B) Existing and proposed land uses and streets within 500 feet of the project area boundaries, and anticipated impacts on adjacent land uses.
- (C) The proposed circulation system, including both vehicular and pedestrian systems and general locations of access points to major and secondary roadways.

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- (D) Anticipated impacts on the existing circulation network and infrastructure systems.
 - (E) Where applicable, a development program establishing the phasing and/or sequence in which the various development areas are to be developed. Each phase shall include sufficient development to enable that phase to exist as an independent entity integrated with previous phases, but not dependent upon later stages of construction.
- (b) Development Plan
- (1) Development Plan Defined
 - (A) The Development Plan functions as a comprehensive, detailed plan of development for the PD which is based upon the approved Concept Plan. The Development Plan is appropriate for large-scale, mixed use or multi-phased developments under single or cooperative ownership.
 - (B) The Development Plan shall address the following issues:
 - (i) Proposed land uses and building types, the functional arrangement of such uses and building types and relationship to site, site grading, circulation, lighting, paving, parking, screening, setbacks, recreation and open space areas, and adjacent properties;
 - (ii) The level of public services and facilities required by the proposed development and the program for providing, operating and maintaining such services and facilities;
 - (iii) Access and circulation requirements and proposed improvements;
 - (iv) Known man-made and natural hazards and methods for mitigation of such hazards;
 - (v) Significant features and areas to be retained for common open space, and provisions for the preservation, conservation, utilization and maintenance of such areas.

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- (c) The following procedures shall be used in the processing of Development Plans:
- (1) A Development Plan which involves only the approval of a site plan and uses listed as "permitted" in Division 3 of this Specific Plan shall be subject to the "Commission Review and Approval" process as established in the Redlands Municipal Code.
 - (2) Conditionally permitted use(s) which are proposed to be located within the boundaries of a Development Plan shall require individual Conditional Use Permit(s).
 - (3) When a "conditionally permitted use" occupies only a portion of the Development Plan area, the Commission Review and Approval process shall be used to review and approve the overall Development Plan, and a separate Conditional Use Permit shall be required for each individual conditionally permitted use.
 - (4) Those portions of a Development Plan for which sufficient detail was not available to comply with the requirements for a Commission Review and Approval at the time of the approval of the overall Development Plan shall require individual Commission Review and Approval and, if required by Division 3 of this Specific Plan, Conditional Use Permits.
 - (5) As noted in Division 3 of this Specific Plan, all new construction is subject to Commission Review and Approval, as established in the Redlands Municipal Code.
- (d) Subdivision

When a tentative subdivision map is filed with a planned development project, prior to recordation of the final subdivision map, the following items shall be filed with the appropriate agency:

- (1) Documentation of easements, covenants, deeds and Property-Owner Association by-laws, restrictions and articles of incorporation.
- (2) Sureties and performance bonds covering open space areas, dedicated public improvements, and other items as determined by the reviewing authority. The amount of the performance bonds shall be reviewed annually by the appropriate agency.
- (3) Development Plan Requirements

The Development Plan shall include a written text describing the proposed project and development standards, and mapped information clearly showing the pertinent features of the proposed development, as well as conditions on and around the site affecting the overall design of the project.

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- (A) The written portion of the Development Plan shall include the following elements:
- (i) Project description, including:
 - Legal description
 - Name of project, owner, developer and/or builder
 - Proposed use
 - Existing site conditions
 - Total site area
 - Total building area
 - Floor to lot area ratio
 - Development schedule
 - Prospective phasing
 - (ii) Tabulation of each phase, including:
 - Land use
 - Estimated population and density
 - Building, open space, parking and road coverage ratio by land use in acres and percentage
 - Linear feet of street and percent grade
 - Site alteration (grading in cubic yards)
 - Number of commercial, office or industrial employees, and estimated number of customers (if applicable)
 - Types of uses planned, by square footage
 - Floor to lot area ratio
 - Parking spaces required and provided
 - (iii) Land Use Section, including standards for lot size, building density, population density, height, bulk, setbacks, and other development standards which are proposed to be established by the PD.
 - (iv) Public Services and Facilities Section, including project setting in relation to schools, parks, medical facilities, libraries and other community facilities (as applicable); services and facilities to be provided as part of this project, and agencies providing them; and costs for such services and utilities in relation to the Specific Plan financing plan, including those costs which may be determined to be reimbursable.

- (v) Circulation Section, describing the standards, approximate costs, mileage, and type of financing for construction and maintenance of roads, rail, trails, public transit facilities and other public transportation systems. This section shall also discuss impacts of the proposed project on the circulation network in terms of average daily trips and peak hour trips generated currently and at project buildout.
 - (vi) Conservation and Open Space Section, describing proposed open space and recreation facilities, and preservation of natural features such as palm rows, cultural resources, citrus, or other natural resources.
 - (vii) Public Safety Section, including seismic, flood or other safety hazards affecting the site, and safety features for protection of the project from hazard.
 - (viii) Noise Section, describing existing or proposed noise generators on or near the site, such as highways, freeways, rail lines, airports, etc., along with standards for the protection of present and future site occupants from noise disturbances associated with such features.
 - (ix) Design Element, describing design features of the project in relation to the requirements and guidelines set forth in Division 4 of the Specific Plan. This section shall discuss any major site design features, use of landscaping, screening, architectural excellence or other design amenities provided in the project.
 - (x) Appendix, including names, addresses and phone numbers of project owner, developer, and professional consultants, and names and address of all property owners. The appendix shall also contain any supporting technical reports prepared for the project.
- (B) The mapped portion of the Development Plan shall include the following maps:
- (i) A small-scale vicinity map showing the relationship of the site to natural and man-made features and facilities near the site.
 - (ii) A base map showing the site and surrounding area within 500 feet, including the location of natural contours and drainage features at two (2) foot intervals; the location of any existing *Washingtonia Robusta* palms; and existing structures, improvements, excavations, easements and roadways.

- (iii) An information map identifying seismic, flood, noise, scenic or cultural resources as described in the text, along with a preliminary grading plan showing proposed cut and fill areas and grading elevations.
 - (iv) A land use and circulation design, including lot layouts and structures with dimensions, proposed uses, and setbacks. Proposed circulation improvements shall include location, width and names of proposed streets or highways, public transit routes, bikeways, pedestrian ways, riding and hiking trails, and parking facilities, including the number of spaces provided. This map shall also show mature trees to be retained, relocated or removed; any proposed phasing of the development; and major site design features.
 - (v) Aerial photo of the site (if available).
 - (vi) Maps (A) through (D) shall be of a uniform scale sufficient to clearly identify Development Plan features included on the site and within five hundred (500) feet of the property line.
- (c) Where the proposed development consists of a single use to be built in one phase, or where the reviewing agency determines the level of review to be adequate, a Site Approval or Conditional Use Permit may be filed in lieu of a Development Plan, either concurrently with the Concept Plan or in a separate procedure consistent with an approved Concept Plan. The requirements and review procedures for the application shall be those adopted in the Land Use Ordinance of the governing jurisdiction.
- (d) Where a subdivision of land is proposed concurrently with a Planned Development, a tentative tract map or minor subdivision plot plan shall accompany the Development Plan or use permit application.

Section EV1.0415 Application Procedures

- (a) An application for a Concept Plan shall encompass all the land within the Planned Development. An application for a Development Plan or use permit may be for a portion of the land included within the PD, or a phase thereof, provided that each phase shall function as a complete and separate development from the remaining phases.
- (b) Prior to the formal submission of a Planned Development application, the applicant shall meet with the Review Committee of the reviewing agency in order to acquaint the applicant with the procedural requirements of the PD provisions, and to discuss the general acceptability of the plan and its compatibility with, or deviation from, applicable policies, issues and development regulations.

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- (c) Application for a Planned Development shall be reviewed and processed under the applicable regulations of the local jurisdiction.
- (d) Amendments to a concept plan or development plan shall be procedurally processed and reviewed in the same manner as the adoption of a concept plan and development plan.

CHAPTER 5. AMENDING THE SPECIFIC PLAN

Section EV1.0501 Intent

It is the intent of this Chapter to define types of changes that will require amendment of the East Valley Corridor Specific Plan, and to outline amendment procedures.

Section EV1.0505 Procedure

- (a) Any proposed Specific Plan Amendment which will result in substantial changes to the infrastructure systems of the Specific Plan as outlined in Section EV1.0515(c) and (d), or in substantial changes to the financing plan by virtue of the changes in land use proposed, shall be reviewed by the Executive Committee of the Joint Powers Agency created pursuant to Section EV1.0605 if it is then in existence. If the Executive Committee determines that the amendment does not meet the intent of the Specific Plan, the referring agency shall be notified. The local agency may, after a public hearing overrule the Joint Powers Agency.
- (b) Amendments to the Specific Plan map or text shall be processed in accordance with the adopted procedures of the reviewing agency, and shall be adopted by the legislative body of the governing jurisdiction. The agency shall notify the other planning agencies within the Specific Plan area of any such changes within thirty (30) days but the Specific Plans adopted by those agencies shall not be amended by such amendment unless those other agencies take specific action to amend their plans and consent of those agencies to the amendment shall not be required.

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CHAPTER 6. SPECIFIC PLAN IMPLEMENTATION

Section EV1.0601 Intent

It is the intent of the East Valley Corridor Specific Plan to provide for mechanisms to implement and administer all components of the Plan program. These components include planning, financing, infrastructure construction and maintenance, marketing and coordination. The implementation procedures developed for these components are intended to provide for flexibility and efficiency in administering the Specific Plan.

Section EV1.0605 Administrative Authority

- (a) A public agency may be created pursuant to the Joint Powers provisions of Article I, Chapter 5, Division 7, Title 1 of the California Government Code, Sections 6500 et. seq. This agency shall be separate from the County of San Bernardino, the City of Redlands, the City of Loma Linda and CSA-110, and shall utilize powers common to these parties to manage, coordinate, market and administer the programs of the East Valley Corridor Specific Plan. The agency's purposes may include, but not be limited to, the following:
 - (1) Assist in the coordination of the parties implementing the East Valley Corridor Specific Plan;
 - (2) Assist development of joint powers financing for and implementation of inter-jurisdictional capital improvements, infrastructure improvements, and other uses, through various financial mechanisms;
 - (3) Coordinate private sector input to financial programs, development programs, and other Specific Plan projects;
 - (4) Implement a joint marketing program for the Specific Plan area.
- (b) The agency created pursuant to this Section shall be administered by a governing body, which shall exercise all of the power and authority of the agency and which shall be known as the Executive Committee of the agency.
 - (1) Each Party to the Joint Powers Agreement shall designate and appoint, by resolution of its governing body, one (1) member of its governing body to act as its Executive Committee member, and one (1) other member of its governing body to act as its alternate.
 - (2) Terms of office, meetings, officers, staff, financing and accounting of the Executive Committee shall be established by the Joint Powers Agreement.

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- (c) The agency's powers may include but not be limited to following:
- (1) To make and enter contracts, leases and other agreements;
 - (2) To employ agents, employees, consultants, advisors, independent contractors and other staff;
 - (3) To incur debt, liabilities or obligations;
 - (4) To acquire, hold or dispose of property, both inside and outside the boundaries of the Specific Plan;
 - (5) To acquire, construct, manage, maintain, and operate any buildings, works or improvements, both inside and outside the boundaries of the Specific Plan;
 - (6) To issue bonds, notes, warrants and other evidences of indebtedness to finance costs and expenses incidental to the projects of the agency; and
 - (7) Other powers as deemed to be necessary to implement the Specific Plan and as included in the Joint Powers Agreement.

Section EV1.0610 Infrastructure Financing Implementation Program

- (a) The purpose of this section is to provide the basic guidelines for the Implementing Financing Strategy of the East Valley Corridor Specific Plan in both the long and the short term.

The financing implementation program consistent with the following four points:

- (1) Following the adoption of the Specific Plan, an Assessment Engineer shall be retained to further refine and detail the benefit assessment analysis for the project area. This will provide the basis for allocating infrastructure costs. Subsequent funding mechanisms may then be developed using the benefit assessment analysis as a benchmark.
- (2) The objective of the infrastructure financing program is to insure that the costs of providing the required to development, commensurate with the benefits provided. In order to spread costs equitably, provisions will be made to provide reimbursements and credits for projects that provide oversized facilities beyond what would normally be needed for an individual project.

- (3) The permanent financing program that is ultimately adopted may include some mix of funding mechanisms such as, existing fees and charges, Mello-Roos, assessment districts, development fees, or "pay as you go", on a project by project basis. All of the facilities within the infrastructure plan need to be provided, including costs for those components of the infrastructure plan that would not be captured under a "pay as you go", approach. For example, signalization landscaping, and improvements in areas that are partially developed may be missed under an incremental, project by project approach. Provisions will be made to capture such costs.

Provisions will also be made so that the most basic facilities needed to ensure orderly development are provided in a timely and effective manner.

- (4) During the interim period between adoption of the Specific Plan and completion of the permanent financing program an interim fee or financing mechanism of \$45,000.00 dollars per acre, or some other assured funding mechanism to cover full costs as agreed to by all jurisdictions, shall be adopted for projects built within the plan area. Provisions will also be made for developer reimbursements if, when completed, the assessment analysis described under Subsection EV1.0610 (a) (1) shows that the fees paid exceeded the benefit provided.

Section EV 1.0615 Local Plan Implementation Procedures

- (a) Commission Review and Approval - Whenever this plan refers to a use being subject to a Commission Review and Approval, it shall mean the process described in Sections 18.12.070 through 18.12.200 of the Redlands Municipal Code.
- (b) Conditional Use Permit - Whenever this plan refers to a use being subject to a conditional use permit, it shall mean the process described in Sections 18.192.030 through 18.192.180 of the Redlands Municipal Code.

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